



Thursday, September 28, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 92

Subject: C14-06-0119 - Beverly's - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8504 South Congress Avenue (Onion Creek Watershed) from development reserve (DR) district zoning to commercial-liquor sales (CS-1) district zoning. Staff Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning for Tract 1, and general commercial services-conditional overlay (CS-CO) combining district zoning for Tract 2. Zoning and Platting Commission Recommendation: To grant commercial-liquor sales-conditional overlay (CS-1-CO) combining district zoning for Tract 1, and general commercial services-conditional overlay (CS-CO) combining district zoning for Tract 2. Applicant: Jay Coulter Baker. Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

**Additional Backup
Material**

(click to open)

- ☐ Staff Report
- ☐ Ordinance

For More Information: Wendy Walsh, 974-7719.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0119

Z.A.P. DATE: July 18, 2006

ADDRESS: 8504 South Congress Avenue

OWNER: Jay Coulter Baker

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: DR

TO: CS-1

AREA: 3.110 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales (CS-1-CO) combining district zoning for Tract 1 and general commercial services (CS-CO) combining district zoning for Tract 2, as illustrated in Exhibit C. The Conditional Overlay limits the number of daily trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 18, 2006: *APPROVED STAFF'S RECOMMENDATION FOR CS-1-CO DISTRICT ZONING (TRACT 1); CS-CO DISTRICT ZONING (TRACT 2); BY CONSENT.*

[M. HAWTHORNE, J. PINNELLI 2ND] (6-0) B. BAKER, J. MARTINEZ, J. GOHIL – ABSENT

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

DEPARTMENT COMMENTS:

The subject two lots contain a cocktail lounge and surrounding parking area, are zoned development reserve (DR), and located at the southwest corner of South Congress Avenue and Ralph Ablanedo Drive. Access to the property is presently taken from both roadways. This intersection has a predominantly industrial and commercial character, with auto-related adjacent to the west and south (CS-CO), a convenience store and industrial park to the north (SF-2; LI-CO) and an auto salvage use and undeveloped land to the east (LI-CO; DR). The only residential component in this area is an undeveloped tract that was recently approved for SF-4A-CO zoning to the west. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Beverly's has been in business since the late 1960s. The property was annexed on November 15, 1984 and thus, the use existed prior to annexation. The Applicant has requested commercial – liquor sales (CS-1) district zoning in accordance with its use.

In consideration of the property's location within a traditionally intensive commercial and industrial area, zoning case histories, and frontage on a major arterial, Staff recommends creating two tracts: CS-1-CO for the corner of South Congress and Ralph Ablando, and CS-CO for the remainder of the property. As illustrated in Exhibit C, the CS-1-CO tract encompasses the existing cocktail lounge and attached deck, and allows for an expansion to occur (0.42 acres, 18,720 square feet). The CS-CO tract encompasses the parking lot and surrounding area. The Conditional Overlay limits the number of daily vehicle trips to 2,000 trips across both tracts.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Cocktail lounge
<i>North</i>	SF-2; LI-CO; SF-4A-CO; GR-CO; DR	Convenience store; Mechanical contractor; Industrial park; Proposed single family residential subdivision; Warehouses; Recycling center; Church; Cocktail lounge; Auto salvage
<i>South</i>	CS-CO; DR	Auto repair; Undeveloped; Truck parts (vacant)
<i>East</i>	DR; SF-2; LI-CO	Undeveloped; Auto salvage; Food bank
<i>West</i>	CS-CO; GR-MU-CO; LI-CO	Towing services; Urban farm; Auto salvage; Vehicle storage

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 262 – Beaconridge Neighborhood Association
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 499 – Park Ridge Owners Association
 511 – Austin Neighborhoods Council
 511 – 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 948 – South by Southeast Neighborhood Organization

SCHOOLS:

Williams Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0086 – Bill's Auto Parts	DR; SF-2 to LI	To Grant RR; LI-CO with CO for 2,000 trips and prohibiting basic industry and resource extraction.	Approved LI-CO as Commission recommended (8-10-06).
C14-06-0078 – South IH-35 Transit Facility	GR to LI-PDA	Scheduled for 10-3-06.	Pending
C14-86-137 (RCT) – Peaceful Hill	To terminate the Restrictive Covenant addressing access, minimum lot size, prohibited uses and a landscape buffer	To Grant the termination.	Approved the termination (6-22-06).
C14-05-0209 – Big 4	SF-2 to LI	To Grant LI-CO with scrap and salvage as only LI use, permitted GR uses, prohibit pawn shops, 300 trips above existing traffic.	Approved LI-CO with the CO for scrap and salvage as the only LI use, and all CS uses except pawn shop services which is to be prohibited, and 300 trips above existing traffic (3-23-06).
C14-05-0195 – Crippen Sheet Metal	DR to LI	To Grant LI-CO with light manufacturing as the only LI use, all LR uses and 300 trips above the existing number generated.	Approved LI-CO with CO for light manufacturing, all CS uses with certain prohibited uses and 300 trips above the existing number generated (4-20-06).
C14-05-0045 – Big 4	DR to LI	To Grant LI-CO for Tract 1 with CO to prohibit basic industry and resource extraction; CS-CO for Tract 2 (west 50 feet) with CO for 30' height limit. Additional CO for 300 trips beyond	Approved LI-CO; CS-CO as ZAP recommended (6-23-05).

		the existing generated.	
C14-05-0034.SH – Peaceful Hill Subdivision	SF-6; W/LO; LI; DR to SF-4A	To Deny SF-4A	<p>Approved SF-4A-CO with CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Lane; 3) a residential use shall comply with the measures under Section 25-13-44 (Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels; 4) a 30-foot wide rear yard setback shall be established for a residential structure adjacent to a non-residential use or zoning district; and 5) the maximum height is one story adjacent to Crippen Sheet Metal.</p> <p>Restrictive Covenant for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Lane; 3) center turn lane along Ralph Ablanedo Drive frontage; 4) 6' high solid masonry wall along property lines that do not abut Ralph Ablanedo Drive on the south and Peaceful Hill Lane on the west, and 5) an 8-foot high solid fence along the east property line (12-15-05).</p>
C14-04-0179 – Big	DR; SF-2 to CS	To Grant CS-CO with	Approved CS-CO

4		CO for fencing; landscape buffer; 30' structure height; prohibited uses and 2,000 trips. Street deed required on Cullen Lane. Public Restrictive Covenant for hours of operation.	district zoning with Street Deed and Public Restrictive Covenant as ZAP recommended (03-10-05).
C14-00-2018 – Wattinger Acres	DR to LI	To Grant LI-CO	Approved LI-CO with CO for 2,000 trips; no access to Hubach Lane; prohibited uses of scrap & salvage, pawn shops, service station, adult-oriented uses; auto sales and vehicle storage (05-11-00).
C14-99-2001 – 8603 Cullen Avenue; 201 Ralph Ablanedo and 8503 South Congress Avenue	CS-CO to CS-CO, to delete a Conditional Overlay	To Grant CS-CO	Approved CS-CO, with CO for 2,000 trips; prohibit pawn shops and adult-oriented uses; F.A.R. of 1:1 (12-9-99).
C14-99-0039 – Mickey Rich Plumbing and Heating, Inc.	DR to CS-1; LI	CS-1 request withdrawn; To Grant LI-CO with conditions	Approved LI-CO with CO for 2,000 trips; prohibited uses; no access to Hubach; F.A.R. limited to 0.039 to 1 for retail uses (8-19-99).
C14-95-0048 – NFP Partnership Zoning Change	DR; SF-2 to LI	To Grant	Approved LI-CO with conditions including performance standards (6-22-95).
C14-91-0047 – Dave Transportation Services, Inc.	DR; SF-2 to LI	To Grant LI	Approved LI-CO with CO to prohibit general retail sales (general and convenience), PDA performance standards and no structure within 25' of the front yard (7-11-

			91).
C14-89-0077 – F. G. Spillman, et al	DR; SF-2 to LI	To Grant LI-CO with conditions	Approved LI-CO with CO for PDA performance standards, and no structure within 25' of the front yard (7-12-90).
C14-85-093 – Bruce Patterson, 8501 Peaceful Hill Lane	I-RR to LI	To Grant LI with use limited to steel fabrication and / or warehousing activities	Approved LI with Restrictive Covenant limiting the use of the property to steel fabrication and / or warehousing activities (1-16-86).

RELATED CASES:

The property was annexed into the City limits in November 1984. The property is platted as Lots 1 and 2 of Kaleh Subdivision, recorded in October 1969. Please refer to Exhibit B.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
South Congress Avenue	140 feet	64 feet	Arterial	No	No	Priority I
Ralph Ablanedo Drive	80 feet	40 feet	Collector	No	No	No

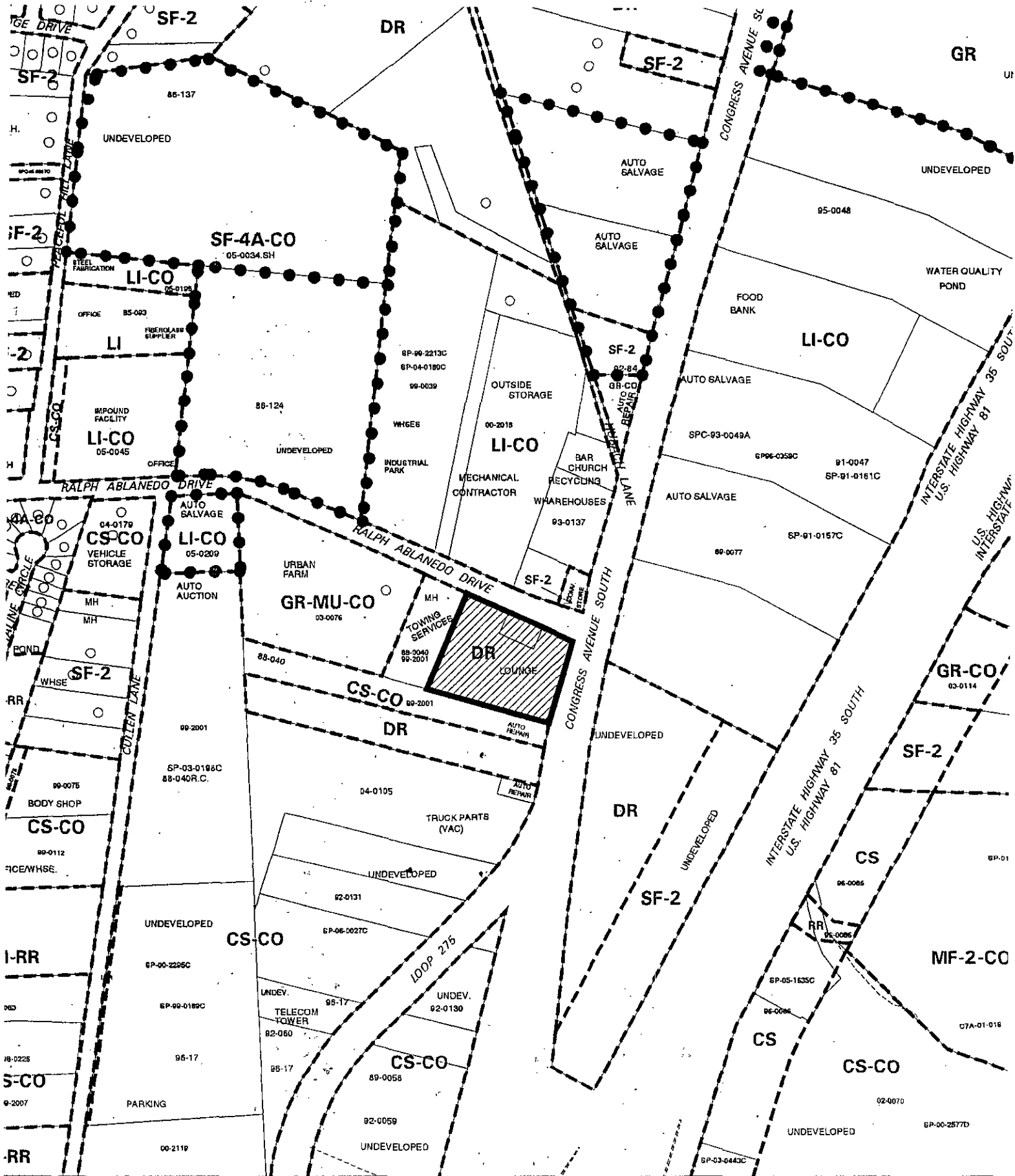
CITY COUNCIL DATE: September 28, 2006 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

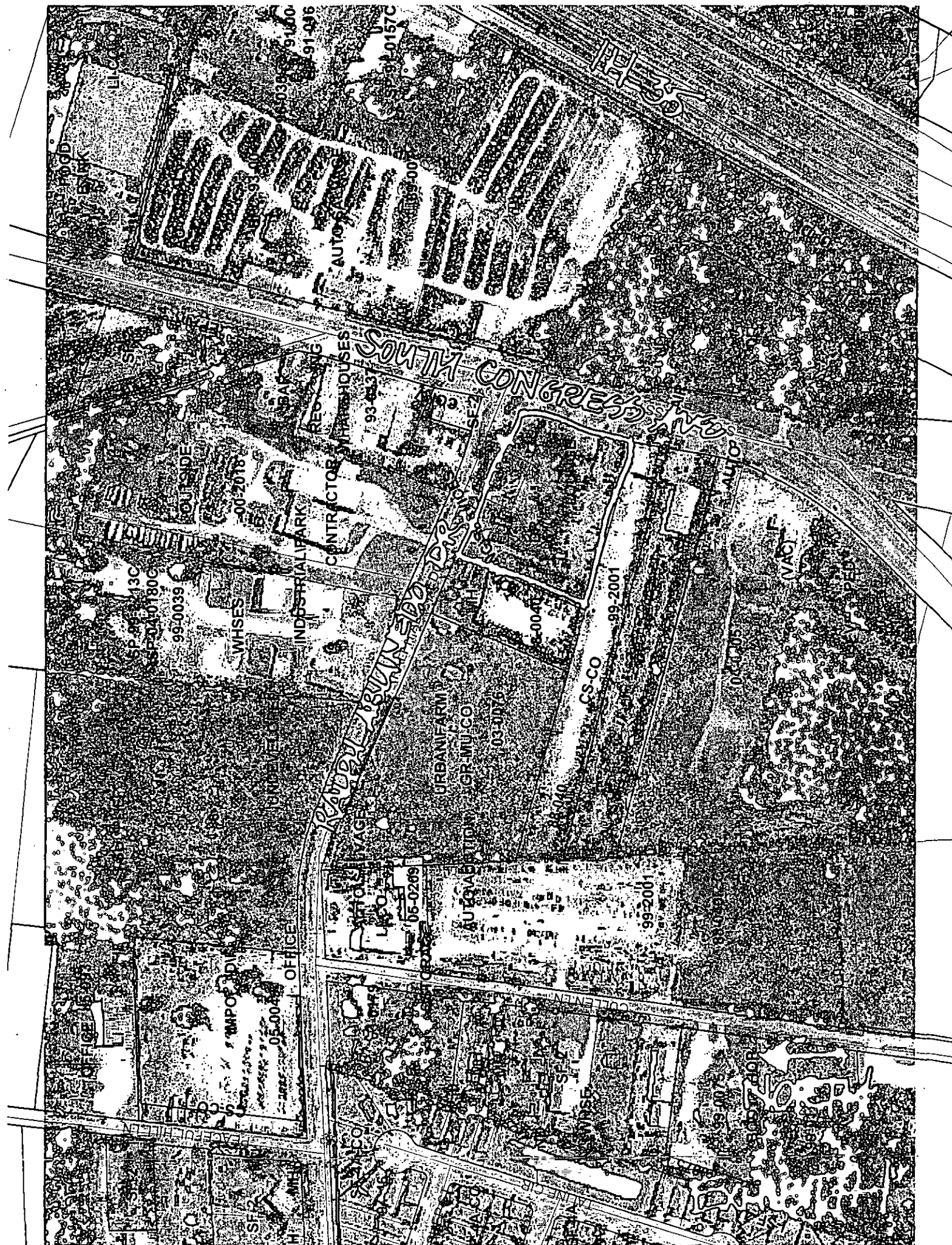
ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT	 	ZONING Exhibit A CASE #: C14-06-0119 ADDRESS: 8504 S CONGRESS AVE SUBJECT AREA (acres): 3.110		DATE: 06-05 INTLS: SM		CITY GRID REFERENCE NUMBER G14
	PENDING CASE						
	ZONING BOUNDARY						
	CASE MGR: W. WALSH						



Oct. 30-69 RC CH B 167 172

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS that I, Josephine McInnis Jones Kaley, owner of that certain tract of land containing 4.72 acres of land, more or less, was at and a part of the 1. N. Hudson Survey #22 in Travis County, Texas; which certain tract of land and containing 4.72 acres of land, more or less, was conveyed to Josephine McInnis Jones Kaley by deed of record in Vol. 1820 at Page 218 of the Public Records of Travis County, Texas, do hereby certify that I am the owner of said tract of land containing 4.72 acres, more or less, to be known as the KALEH SUBDIVISION and do hereby advertise in the public all payments as shown on the attached plat.

WITNESS OUR HANDS THIS 13th day of October, A. D. 1969.

Josephine McInnis Jones Kaley
Josephine McInnis Jones Kaley

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Josephine McInnis Jones Kaley, known to me to be the person whose name is subscribed to the foregoing instrument and the said Josephine McInnis Jones Kaley acknowledged to me that she executed said instrument for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, ON THIS THE 13th day of October, A. D. 1969.

Nicholas Thompson
Nicholas Thompson
Notary Public in and for Texas
Travis County, Texas

FILED FOR RECORD AT 10:45 A.M. on the 14th day of October, A. D. 1969.
Miss Estelle Limbert, Clerk of the County Court, Travis County, Texas

Estelle Limbert
Estelle Limbert

STATE OF TEXAS
COUNTY OF TRAVIS

I, Estelle Limbert, Clerk of the County Court for the County and State aforesaid, do hereby certify that this instrument of writing with its official seal of authentication was filed for record in my office on the 14th day of October, A. D. 1969 at 10:45 A.M. and is duly recorded on the 14th day of October, A. D. 1969, at 10:46 o'clock A. M. in the first record of said County, in Plat Book 48, Page 28.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THE LAST DATE WRITTEN ABOVE
Estelle Limbert, County Clerk, Travis County, Texas.

Estelle Limbert
Estelle Limbert

APPROVED FOR ACCEPTANCE, 17th October, A. D. 1969

John P. Edwards
John P. Edwards, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN 17th October, A. D. 1969.

CHAIRMAN *John P. Edwards* SECRETARY *John P. Edwards*

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts to be placed in such streets, roads, or public thoroughfares, shall be the responsibility of the owner and or developers of the tract of land covered by this plat and shall be constructed in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said Court assumes no obligation to build such streets, roads, and other public thoroughfares or of building any bridges or culverts therewith."

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Estelle Limbert, County Clerk of Travis County, Texas, do hereby certify that on the 20th day of Oct. A. D. 1969, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing in record of this plat, and that said order has been duly entered in the minutes of said Court in Book 3 of Page 378.

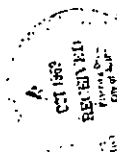
WITNESS my hand and seal of office this 20th day of Oct. A. D. 1969.

Estelle Limbert
Estelle Limbert, DEPUTY

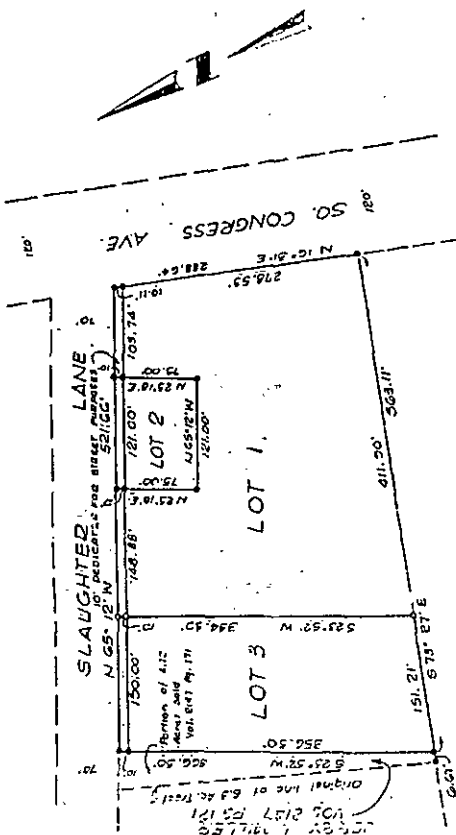
Miss Estelle Limbert
Miss Estelle Limbert, Clerk, County Court
Travis County, Texas

I hereby certify that the Austin City Code Chapter 23.27 of 1956 has been complied with.

S. A. Garza
S. A. Garza, REGISTERED PROFESSIONAL ENGINEER



CBS-69-182

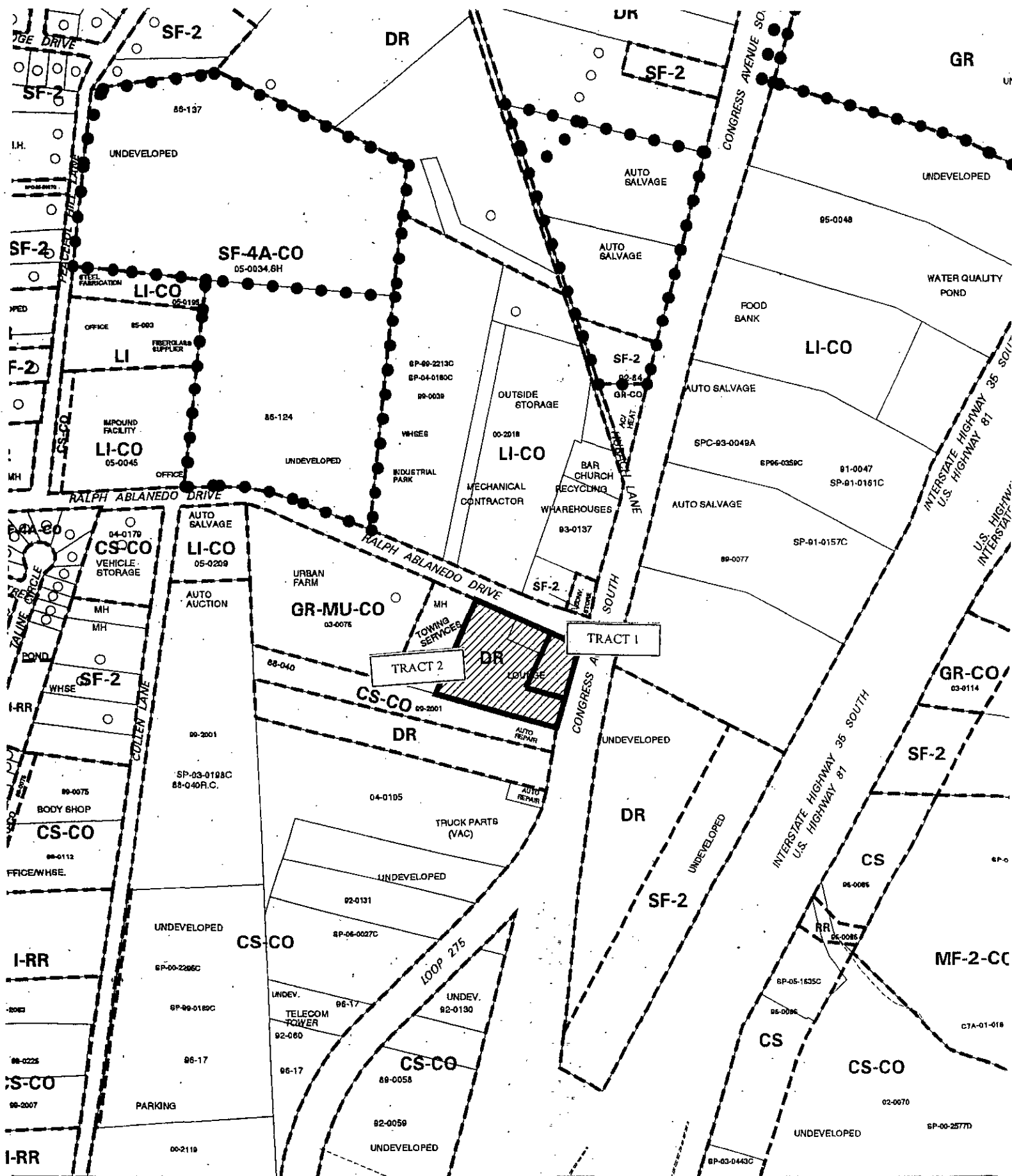






JACK MASON
102.3235 PG 85

SEPTIC TANK NOTE: Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the State of Texas Health Department.

KALEH SUBDIVISION

EXHIBIT B
RECORDED PLAT



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	ZONING EXHIBIT C STAFF RECOMMENDATION	CITY GRID REFERENCE NUMBER: G14
	CASE #: C14-06-0119			DATE: 06-08
	ADDRESS: 8504 S CONGRESS AVE			INTLS: SM
	SUBJECT AREA (acres): 3.110			

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales (CS-1-CO) combining district zoning for Tract 1 and general commercial services (CS-CO) combining district zoning for Tract 2, as illustrated in Exhibit C. The Conditional Overlay limits the number of daily trips to 2,000.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

In consideration of the property's location within a traditionally intensive commercial and industrial area, zoning case histories, and frontage on a major arterial, Staff recommends creating two tracts: CS-1-CO for the corner of South Congress and Ralph Ablanado, and CS-CO for the remainder of the property. The CS-1-CO tract encompasses the existing cocktail lounge and attached deck, and allows for an expansion to occur (0.42 acres, 18,720 square feet). The CS-CO tract encompasses the parking lot and surrounding area. The Conditional Overlay limits the number of daily vehicle trips to 2,000 trips across both tracts.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with a cocktail lounge and surrounding parking area. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the CS-1 and CS zoning district would be 80% which is based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land

Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 12,981 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustments. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility

construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Compatibility Standards

A Late Hours permit would require the approval of a conditional use site plan from the Zoning and Platting Commission.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking is allowed within 25 feet of property line.
- A landscape area at least 4 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8504 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT ON TRACT ONE AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT ON TRACT TWO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-06-0119, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district.

A 22,238 square foot tract of land, more or less, out of Lot 1, Kaleh Subdivision, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From development reserve (DR) district to general commercial services-conditional overlay (CS-CO) combining district.

Lots 1 and 2, Kaleh Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 48, Page 28, of the Plat Records of Travis County, Texas save and except the property described in this ordinance as Tract One.

(Tract One and Tract Two together known as the "Property"),

locally known as 8504 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

1 **PART 2.** The Property within the boundaries of the conditional overlay combining district
2 established by this ordinance is subject to the following conditions:
3

4 A site plan or building permit for the Property may not be approved, released, or
5 issued, if the completed development or uses of the Property, considered cumulatively with
6 all existing or previously authorized development and uses, generate traffic that exceeds
7 2,000 trips per day.
8

9 Except as specifically restricted under this ordinance, the Property may be developed and
10 used in accordance with the regulations established for the respective base districts and
11 other applicable requirements of the City Code.
12

13 **PART 3.** This ordinance takes effect on _____, 2006.
14

15
16 **PASSED AND APPROVED**
17

18 _____, 2006 §
19 §
20 §

21 Will Wynn
22 Mayor
23

24
25 **APPROVED:** _____

26 David Allan Smith
27 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

C14-06-0119
TRACT 1

HOLT CARSON INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

August 16, 2006

EXHIBIT A

DESCRIPTION OF 22,238 SQUARE FEET OF LAND, BEING PART OF LOT 1, KALEH SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 48 PAGE 28 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the point of intersection of the South right-of-way line of Ralph Ablanado Drive and the West right-of-way line of South Congress Avenue, for the Northeast corner of Lot 1, Kaleh Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 48 Page 28 of the Plat Records of Travis County, Texas, and being the Northeast corner and **PLACE OF BEGINNING** of this tract;

THENCE with the West right-of-way line of South Congress Avenue, and with the East line of said Lot 1, **S 16 deg. 31' 00" W 180.00 ft.** to a calculated point for the Southeast corner of this tract, and from which a hexagonal metal stake found for the Southeast corner of said Lot 1, bears S 16 deg. 31' 00" W 98.76 ft.;

THENCE crossing the interior of said Lot 1, the following two (2) courses;

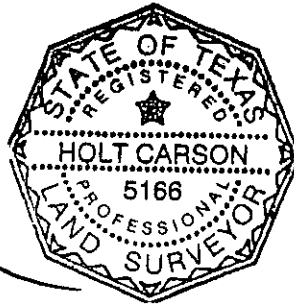
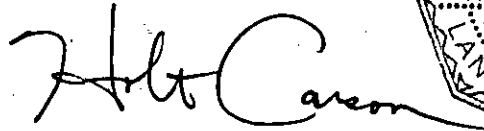
- 1) **N 73 deg. 29' 00" W 133.29 ft.** to a calculated point for the Southwest corner of this tract;
- 2) **N 25 deg. 27' 24" E** passing a ½" iron rod found at 122.56 ft. for the Southeast corner of Lot 2, Kaleh Subdivision, and from which a ½" iron rod found bears S 66 deg. 46' 49" E 9.67 ft. , and continuing with the same bearing for a total distance of **197.54 ft.** to a ½" iron rod found in the South right-of-way line of Ralph Ablanado Drive for the Northeast corner of said Lot 2, and being the Northwest corner of this tract, and from which a ½" iron rod found for the Northwest corner of said Lot 2, bears N 65 deg. 06' 05" W 120.97 ft.;

Page 2 of 2
22,238 square feet

THENCE with the North line of said Lot 1 and with the South right-of-way line of Ralph Ablanado Drive, **S 65 deg. 05' 20" E 103.70 ft.** to the Place of Beginning, containing 22,238 square feet of land.

PREPARED: August 16, 2006

BY:



Holt Carson
Registered Professional Land Surveyor No. 5166

see accompanying sketch C 687076

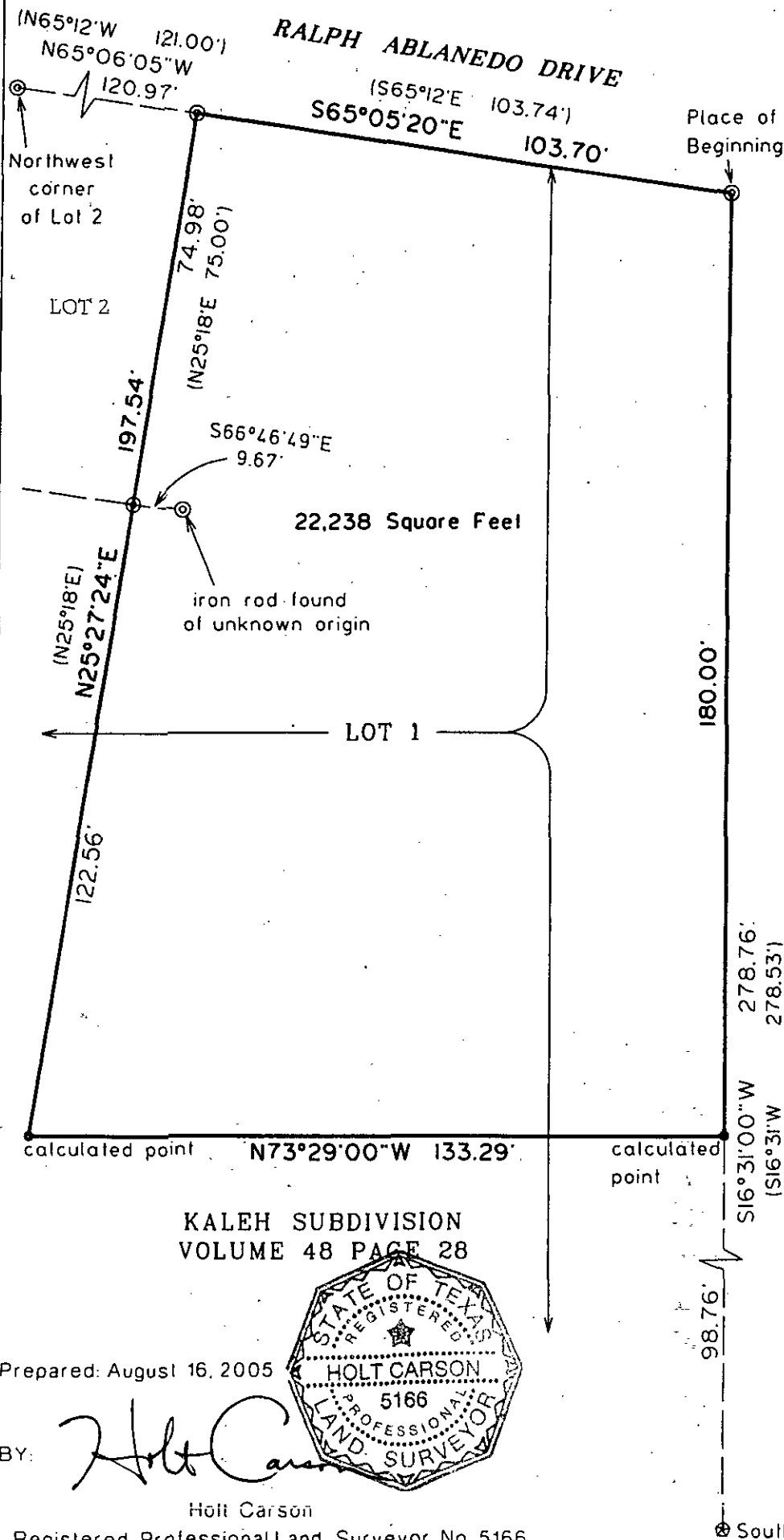
SCALE 1" = 30'

Legend

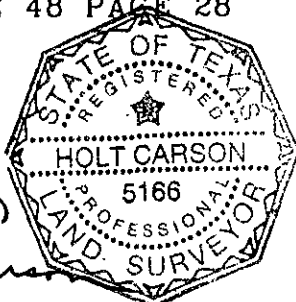
- ⊙ ½-Iron Rod Found
- ⊗ Hexagonal Metal Stake found
(Record Bearing and Distance)

SKETCH TO ACCOMPANY DESCRIPTION OF

22,238 SQUARE FEET OF LAND,
BEING PART OF LOT 1, KALEH
SUBDIVISION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR
PLAT THEREOF, RECORDED IN
VOLUME 48 PAGE 28 OF THE
PLAT RECORDS OF TRAVIS
COUNTY, TEXAS.



KALEH SUBDIVISION
VOLUME 48 PAGE 28



Prepared: August 16, 2005

BY:

Holt Carson

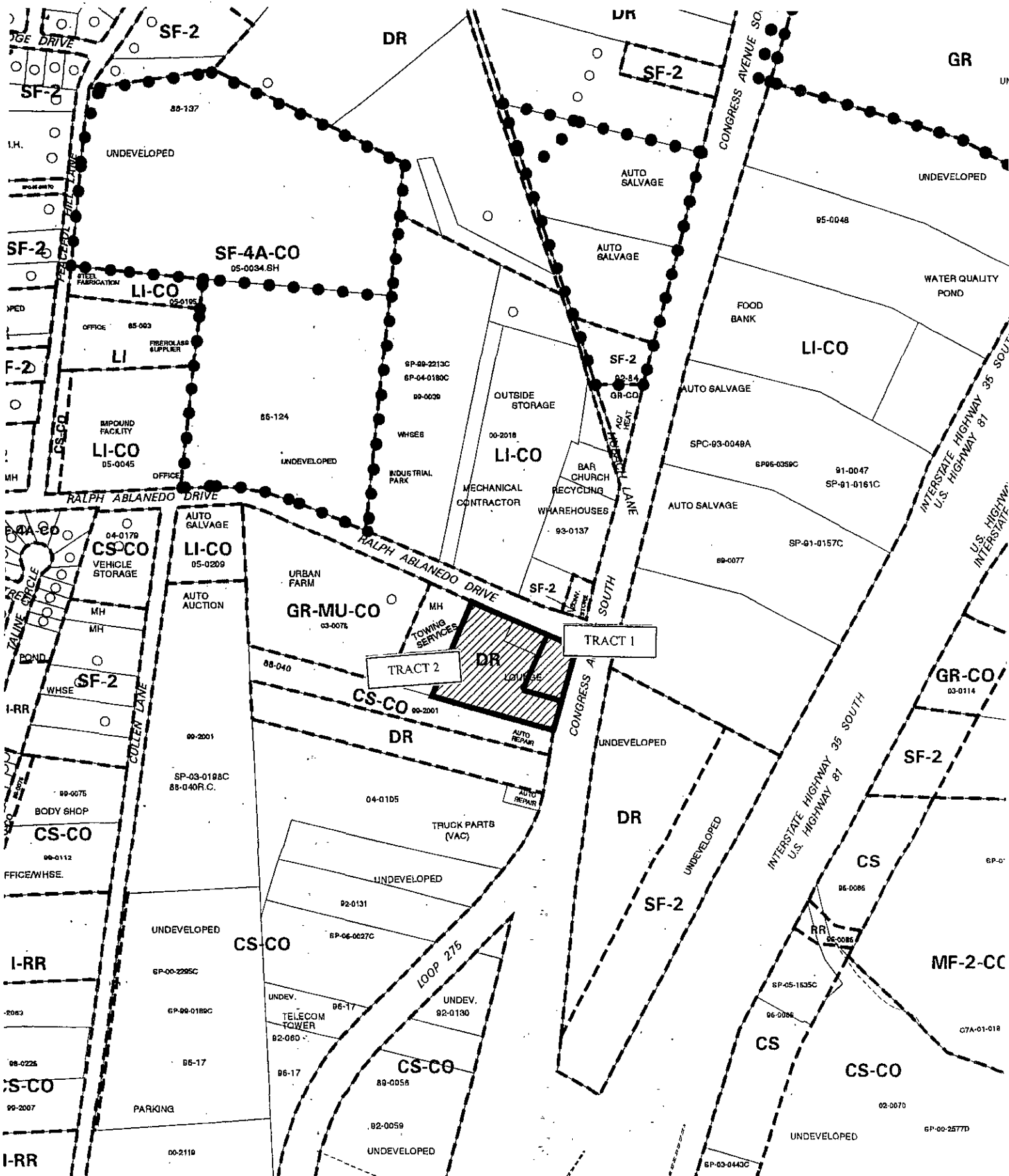
Registered Professional Land Surveyor No. 5166


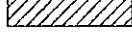


HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704

(512)-442-0990

C 687076



 1" = 400'	SUBJECT TRACT	  	ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER G14
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-06-0119	DATE: 06-08	
	CASE MGR: W. WALSH		ADDRESS: 8504 S CONGRESS AVE SUBJECT AREA (acres): 3.110	INTLS: SM	